

DISTRICT OF COLUMBIA BUILDING CODE ADVISORY COMMITTEE

c/o DCRA/BLRA · 941 North Capitol Street, NE, Ste. 2000 · Washington, DC 20002

CODE CHANGE PROPOSAL FORM

2003 ICC FAMILY OF CODES

PAGE 1 OF 2

CODE	IBC 2003	SECTION NO.	704.8	SUBCOMMITTEE AMENDMENT NO.	FLS-1		
PROPOSING SUBCOMMITTEE	FLS	CHAIR	Devlin	PHONE	301/220-1212	E-mail	john_devlin@schirmereng.com
DATES: OF PROPOSAL	04/20/05	BCAC PRESENTATION	04/20/05	BCAC APPROVAL			

CHECK ONE

☐ *Revise section to read as follows:*

☐ *Delete section and substitute the following:*

☒ *Add new section to read as follows:*

☐ *Delete section without substitution.*

TYPE ALL TEXT IN 12-POINT TIMES NEW ROMAN FONT

~~LINE THROUGH TEXT TO BE DELETED~~ (highlight text, under *Format*, click font and check strikethrough)

UNDERLINE TEXT TO BE ADDED

704.8.2.1 Private Garage Openings: In detached or attached private garages, unlimited unprotected openings are permitted in the first story of exterior walls facing the public way, regardless of their fire separation distance. The remaining elements of the envelope of the garage shall comply with the general and specific requirements of this code for fire resistance ratings and protection of openings.

704.8.3 Openings on or Near Adjacent Construction or Property Lines: Exterior walls of buildings equipped throughout with sprinklers in accordance with Section 903 containing occupancies other than Use Group H, when those walls have a fire separation distance of 10 feet (3048 mm) or less, shall be permitted to have openings, subject to the restrictions of Sections 704.8.4.1 through 704.8.4.6. Nothing in this code shall be construed to allow mechanical openings in exterior walls that would not otherwise be allowed by this code or by the mechanical code listed in Chapter 35. Openings allowed pursuant to this section shall not be counted towards natural light, natural ventilation, or smoke control requirements.

704.8.3.1 Abutting Buildings: When approved, a limited number of door openings between two abutted buildings, protected in accordance with Section 705.8 shall be permitted.

704.8.3.2 Horizontal Exposure: Those stories that directly face another building or structure located either on the same lot or on an adjacent lot, having a fire separation distance of 3 feet (914 mm) or less, shall have no openings on the portion of the exterior wall that faces, horizontally, the building or structure.

704.8.3.3 Vertical Exposure: The portions of exterior walls with a fire separation distance of 3 feet (914 mm) or less, that are less than 12 feet (348 mm) vertically above the roof of an adjoining building or adjacent structure when such roof has any portion within a horizontal fire separation distance of 10 feet (3048 mm) of the exterior walls shall have no openings. The portions of exterior walls with a fire separation distance of greater than 3 feet (914 mm), above the roof of an adjoining building or structure shall comply with section 704.10, except that the provisions shall apply to a building on an adjacent lot.

Exceptions:

1. When a registered architect or engineer has certified that the adjacent roof assembly provides a fire rating no less than that required for the exterior wall of the proposed building or a 1 hour rating, whichever is greater, and that the roof is not used for storage, the 12 foot vertical separation required above is permitted to be reduced to 3 feet (914 mm). Where there are skylights or other openings in the adjacent roof having a horizontal fire separation of less than 10 feet (3048 mm), the percentage of openings allowed in 704.8 shall be as follows:

A: 0 to 3 feet fire separation 0%

B: 3 to 5 feet fire separation 15 %

C: 5 to 10 feet separation 25 %

Continued

2. When a registered professional engineer has submitted a written report of inspection certifying that the adjacent building is protected throughout with a fire sprinkler system conforming with Section 903, the 12 foot (3658 mm) vertical separation required above is permitted to be reduced to 3 feet (914 mm).

704.8.3.4 Allowable Openings: In portions of the exterior wall, other than those specified in Sections 704.8.3.1 through 704.8.3.3, openings up to the maximum of 45%, story by story, for each wall face shall be allowed. When such openings are less than 40 feet (12192 mm) above the roof of an adjoining building or adjacent structure when such roof has any portion within a horizontal fire separation distance of 15 feet (4572 mm) of the wall in which the opening is located, the openings shall be protected in accordance with Section 704.12 or with tempered, wired, or laminated glass, installed in compliance with Section 715.4. Mechanical and door openings shall be protected in compliance with Section 715.3.

704.8.3.5 Owner's Responsibility: The owner of the building where openings are allowed pursuant to sections 704.8.3.1 through 704.8.3.4 is responsible for making any changes in the exterior wall or its appurtenant protective systems, to maintain the building compliance with this code, whenever changes occur in the exterior envelope of any building within a fire separation distance of 10 feet (3048 mm) or less of that wall, when those changes might affect compliance with this code. The responsibility of the owner shall include but not be limited to, the following: blocking of openings; upgrading of opening protectives; removal or extension of parts of the required sprinkler system protecting the openings; or any other provisions deemed necessary by the code official to restore the level of safety provided by this code at the time the openings were permitted.

704.8.3.6 Required Covenants: A covenant shall be required where openings in exterior walls closer than 10 feet (3048 mm) from interior lot lines are allowed pursuant to sections 704.8.3.1 through 704.8.3.4, to ensure that compliance with the minimum requirements of those sections will be maintained for as long as the building shall exist, and to ensure that responsibility for the maintenance of those conditions will be conveyed to any future owner of the building. Two copies of such covenant, approved and accepted by the Corporation Counsel as to legal form and sufficiency, shall be recorded with the Recorder of Deeds of the District of Columbia, shall be made an official part of the land records of that property.

704.8.4.6 Abatement of Unsafe Conditions: If the owner of a building or structure where any openings in exterior walls were allowed pursuant to Sections 704.8.3.1 through 704.8.3.4 fails to maintain in working order the protective systems required, or fails to proceed to make any changes required by the code official under the authority of Section 704.8.3.5, the code official is authorized to cause the necessary work to be done, in the interest of safety and welfare of the public. The cost of work shall become a lien against the property of the offending owner, to be recovered by the District of Columbia through appropriate action.

Anticipated impact of code change on cost of construction (CHECK ONE)

☐ **Increase**

☒ **Decrease**

☐ **Negligible**

☐ **Unknown**

If "Increase" box was checked, indicate estimated range of added cost:

<i>Per 1,000 SF single-family dwelling</i>	\$	to	\$
<i>Per 1,000SF of commercial building</i>	\$	to	\$

JUSTIFICATION OF CHANGE:

The code provisions are inappropriate provision due to local urban planning conditions and hamper the economic development of the District without clearly contributing to the safety, health and welfare of the building occupants or population at large. The proposed amendments provide greater flexibility and growth potential while maintaining a reasonable degree of safety, health and welfare of the building occupants and population at large.